

## ORDINANCE 1921

### ORDINANCE OF THE TOWN OF LOS GATOS AMENDING ORDINANCE NO. 1648 RELATING TO THE MODIFICATION OF THE DEVELOPMENT STANDARDS WHICH EFFECTED ZONE CHANGE NO. 87 (BROADWAY HISTORIC DISTRICT)

The Town Council of the Town of Los Gatos does hereby ordain:

#### SECTION I

The district delineated on the attached map is hereby designated historically and culturally significant as the Broadway Historic District HD-84-2A.

#### SECTION II

The district is designated to be historically, architecturally, or aesthetically significant for the reasons listed below:

- A. Property: Broadway Historic District. Properties located generally south of West Main Street and west of South Santa Cruz Avenue. (see map Exhibit A).
- B. Historic designation no.: HD-84-2A
- C. Description of designation: District
- D. Description of characteristics which justify the designation:

Historical: The Broadway area was the first residential subdivision, and Broadway was the first residential street in the Town of Los Gatos.

A 100-acre tract of land including what is now the Broadway area was purchased by a Henry D. McCobb in 1863. McCobb planned to subdivide the land into city lots and name the new city Cobbsville.

The land was ultimately sold to ex-Vermonger John W. Lyndon, one of the most well-known names in early Los Gatos history, and it was Lyndon who, on September 24, 1881, subdivided the area into 48 lots, selling for \$125 and up. On January 5, 1883 Broadway, was opened up to access the Lyndon subdivision. Broadway was the first plotted street in Los Gatos. Scattered houses and businesses

such as Forbes Mill preceded Broadway, but this subdivision marked the beginnings of a formally laid-out Town.

In addition to founding Broadway, John Lyndon, one of the original Town Trustees (equivalent to Town Councilmen), was a stockholder in the new Los Gatos Fruit Packing Co., organized a gas company, started a bank, built a new hotel (Ten Mile House, predecessor to the Lyndon Hotel) and deeded the land for the Southern Pacific Coast Railway depot, where the post office now stands.

Among the first land purchasers was William L. Lingley, once a sailor from Maine, who bought the Lyndon "Subdivision All for \$600 in gold coin in September, 1881. Part of the original Lingley home still stands near what are now the apartments at 350 W. Main Street. The creek running through that area and #1 Bayview (original location of the Victorian Abbey Inn) is called Lingley Creek.

The historic John W. Lyndon home, which later became the Farwell home, was a Victorian mansion at 55 Broadway.

John's brother James built a stately two-story residence at the southwest corner of Broadway and S. Santa Cruz Avenue when Broadway was still a dirt road.

The cottages built in 1887 for Mr. Thomas Hayselden still stand. Clifton Avenue was once called Hayselden Avenue.

Among memorable people who have dwelt on Broadway was Marion Mace Lyndon, second wife of John Lyndon. Her mother was a minor poet and friend of Longfellow. The Mace home still stands on Clifton Avenue.

According to neighbors, the present Bruce Berryman residence at 89 Broadway was once rented by writer Jack London's first wife.

### CONTRIBUTORS TO DISTRICT

<u>Street Address</u>	<u>Estimated Date of Construction</u>
29 Broadway	1870s
37 Broadway	1890s
42 Broadway	1910s
44 Broadway	1870s
45 Broadway	1870s
47 Broadway	1930s
50 Broadway	1900s
56 Broadway	1910s
62 Broadway	1880s
65 Broadway	1910s
68 Broadway	1980s
72 Broadway	1880s
74 Broadway	1920s
81 Broadway	1930s
84 Broadway	1900s
85 Broadway	1880s
86 Broadway	1930s
93 Broadway	1880s
107 Broadway	1870s
131 Broadway	1870s
16 Clifton	1910s
24 Clifton	1910s
249 W Main	1880s
251 W Main	1870s
253 W Main	1910s
325 W Main	1920s

Source: Historic Inventory Survey conducted by Anne Bloomfield.

Architectural: The proposed district contains approximately 51 structures, many of which were built before 1900 and are significant both historically and architecturally. A variety of architectural styles are represented in the area, including Victorian, Craftsman/Bungalow, Colonial Revival and one Norman French. The Norman French is unique, not only to the district, but to that era to the Town. Although it is not as old as many of the other houses, it was designed by Henry Crall, whose family has been in Los Gatos since the late nineteenth century. The house was

originally an exact replica of a house Mr. Crall had seen in Normandy, France. The exterior remains unchanged.

The structure located on the corner of Tait and Main Street was the first fire house built in Los Gatos for that specific purpose. It was constructed in 1927 with funds raised through a bond issue and housed a 750-gallon American LaFrance pumper. The building now houses the Los Gatos Museum.

One of the architectural gems of the area, the Waterman House, built in 1883 at 45 Broadway, is a superb and excellently preserved example of Victorian Italianate style.

Taken together, the homes in the Broadway and Main Street area offer a diverse and irreplaceable sample of architectural styles, including some of Los Gatos' oldest and most distinctive buildings.

Sources: Mary Durham, William Wulf, Los Gatos Weekly of May 78, 1984

- E. Listed below are Town features recommended for preservation. Review by the Historic Preservation Committee is required for any changes to these features.
  - 1. Roads are concrete and should be repaired to maintain appearance as of the year 1992.
  - 2. Date stamp in concrete sidewalks.
- F. Nothing in this Ordinance is intended to be inconsistent with The Secretary of the Interior's Standards for Rehabilitation.

### SECTION III

The intent and purpose of this section is to preserve and protect the Town of Los Gatos' historic heritage, neighborhoods, streetscapes, and districts.

#### A. Demolitions:

Demolition of any contributing structure is forbidden absent cataclysmic event or upon determination by the deciding body that demolition (as defined by Town Code) is necessary for the proper restoration of the structure. In the event of demolition as a result of cataclysmic event, the structure shall be reconstructed to match the

structure existing immediately prior to the cataclysmic event or a previous structure on that site.

**B. Remodels or Additions:**

1. Standards for review as required by Section 29.80.290 of the Town Code as follows:

- a) Architectural Review: Modification of the existing style or overall design of a contributing structure in the district is prohibited. A non-contributing structure may be remodeled into the architectural style and design of a contributing structure in the district (See list of contributors in Section II and Section III, C. herein). New architectural features may be added to the protected exterior facade only upon a demonstration by the applicant proving consistency with the existing architectural style and design as determined by the deciding body. Any proposed new architectural features must be proven to demonstrate architectural excellence, as well as be stylistically accurate and must clearly enhance the existing architectural style and design of the structure. Any uncertainty by the deciding body regarding the consistency, excellence or enhancement of the proposed new features to the existing structure must be resolved by the deciding body against the applicant.
- b) Contributing Structures: The structures identified herein as contributors to the district have been determined to be historically, architecturally or culturally significant. Great care and scrutiny is required to properly remodel or add on to any of the contributing structures so that the structure's historic or architectural integrity is preserved and not destroyed or damaged in the remodeling or addition process. (See Section III, A. herein regarding demolitions). The following provisions are guidelines and requirements for the proper historic rehabilitation and alteration of a contributing structure.

- c) Non-Contributing Structures: A non-contributing structure, if not rehabilitated into a contributing style or design as provided herein, should be remodeled or expanded consistent with its existing architectural style and design. Introduction of entirely new architectural styles (i.e. other than Victorian, Craftsman, Colonial Revival) is prohibited. The Norman French style structure is not a contributing style to the district.

2. Restoration/Rehabilitation Guidelines

- a) General Guidelines: All protected elements as described in Section III, B.2.(e) herein, of the existing exterior facade must be maintained. Any alteration of or addition to an existing structure shall incorporate and continue the same massing, size, scale and architectural features and design on the new construction as is on the existing, and also incorporate and continue in a consistent manner the protected exterior elements. Original, existing, protected exterior elements shall be repaired and reused whenever possible. When an addition or remodel requires the use of newly constructed exterior elements, they must be identical in size, dimension, shape and location, and must use the same materials as the existing protected exterior elements (except as provided in Section III, B.2.(e)).
- b) Front yard setbacks: The prevalent front setback for existing houses is 15 feet. Front yard setbacks for new construction may be increased or decreased in accordance with the prevailing setback on the block. (Reference Section 29.40.050 and 29.40.055 of the Town Code, note these sections only apply to front yards, not side, rear or side yards abutting streets.)
- c) Heights and proportions: Heights and proportions of additions and alterations shall be consistent with and continue the original architectural style and design. All exterior elements including, but

not limited to, rooflines, porches, doorways, windows, trim and siding shall be consistent with and continue the original architectural style and design. New construction should maintain the existing scale and character through compatible design and attention to detail. The height and proportion of an addition or a second story shall not dominate the original structure.

- d) Building Materials: Use of natural/original construction materials (e.g., real wood siding, rock, brick, shingles, plaster) matching and consistent with existing materials is required. Composite, synthetic, metal, vinyl, plastic or fabricated/imitation wood products, painted brick or imitation used brick are prohibited. New materials shall identically match original materials in shape, size, dimension, texture and pattern. (Metal used as flashing, screening, gutters, and utility services and other traditional elements are acceptable). Upon a demonstration of hardship by the applicant, the decision making body may approve an acceptable alternative to the original building material, if use of the original material is unfeasible due to unreasonable cost and commercial availability, or health and safety considerations.
- e) Protected Exterior Elements: The protected exterior elements of a structure include all elements on the building's facades and roof; however, minor structural alterations (e.g., addition of windows, doors, skylights, porches or decks) not visible from the public right-of-way are exempted from the provisions of this ordinance. Except for those minor alternations not visible from the public right-of-way, the protected exterior elements are defined to include, but are not limited to, doors, windows, glass, porches, posts, railings, stairways, cupolas, gables, bay windows, widows' walks, arbors, siding, chimneys, towers, turrets, trim, mouldings, corbels, plaster features, rock walls, picket fences, shingles, roof lines, eaves and overhangs, colors, gingerbread,

shingle siding, tiles, wrought iron and other decorative materials. Other exterior elements of a particular building may be protected as determined by the deciding body. Consistent with these requirements, further specifications regarding particular protected elements is provided as follows:

- (1) Doors: Original doors should be retained and restored. New replacement doors should not be flush, but of raised or flat panel design. Front doors generally should be painted not stained. Screened doors shall be real wood framed of simple design unless patterns can be shown to fit the existing style. Glass or windows in doors shall meet all requirements immediately following.
- (2) Windows and Glass: Original windows, glass and window decorations shall be retained and restored. It is recommended that only the deteriorated portions of the windows shall be replaced rather than the entire window. New or replacement windows shall be wood-sashed and mutined if applicable. Sills, lintels, frames, sashes, mutins, and all decorations shall be identically replaced. All elements of new windows shall be identical in size, shape, proportion, and dimensions as original windows of the building, or consistent with traditional sizes, proportions and dimensions of buildings of the same architectural style, design and era. Windows must be constructed of real glass and window frames must be constructed of real wood, not vinyl, metal or plastic. All lites (panes of glass) shall be true divided lite, not artificial or snap-in grids. New arched, angled, octagonal and stained glass windows are discouraged. Large expanses of blank exterior walls without windows are discouraged.



- (3) Bay Windows: Size, shape, proportion, dimension, type of foundation, and roof material and style of bay windows, whether restored or of new construction, must be identical to the original or existing bay windows of the structure. New bay windows may be added to the building in locations where no bay windows previously existed; however, such new bay windows must be identical and replicate the style, design, size, shape and proportion, type of foundation and roof of other bay windows existing on structure; or in the alternative, any said new bay windows must be built in the same size, shape, dimension, proportions, material and type of foundation and roof established by original Victorian structures of the same design and style. New bay windows are permitted only when the applicant proves to the deciding body that said bay window is consistent with existing style, design and character of the contributing structure.
- (4) Chimneys: Wood-framed chimneys are prohibited unless their exteriors are covered with brick or river rock veneers. Painted metal stove pipe projections of less than four feet are permitted in less visible locations of the structure. The size, shape, dimensions, design and patterns of new and reconstructed chimneys must match those features of existing structure. Chimneys shall not be cantilevered and shall be narrower at the top than at its base.
- (5) Porches: Existing front porches, railings, posts, corbels, roof coverings, ceilings, floors, steps, mouldings, trim, gingerbread, and other decorative features must be retained and restored using original materials, or identical material of same size, shape, proportion, pattern and in same locations. Construction

of new porches must consist of materials of same size, shape, dimension and pattern as contributing structures of similar style and design in district and be in appropriate locations on structure. New concrete or masonry porch floors are prohibited. Minor alternations of existing porches are permitted only when the applicant proves to the deciding body that said alteration is consistent with the existing style, design and character of the contributing structure.

- (6) Roofs, Gables, Eaves and Overhangs: Roofs shall maintain their original size, shape and pitch. Any changes in roof area, roof line, roof coverings, and eave depth and materials shall be consistent with the existing structure. In general, original gables shall be retained. New gables may be added only where consistent with the existing style and design and approved by the deciding body. In general, gable ends should be symmetrical. Eaves and fascias are to be constructed of wood. Roof coverings of fireproof composition materials and dark colors in a heavy profile are acceptable where they are made to resemble wood, if they are compatible with the architectural style of the building.

- (7) Siding: Siding materials and placement on structure shall be appropriate to the existing style and design. All existing siding is to be restored and retained wherever possible.

- a. Wood siding. (Victorian/Craftsman/Colonel Revival):  
Siding must be real wood and not a composite, synthetic or fabricated wood product. Metal and vinyl siding products are prohibited. New siding must identically match existing in size, depth, width, pattern, and must match the existing cut or bevel in siding in angle, slope,

type width and depth of cut, if any. Old deteriorated shingles may be replaced, however, new shingles must match existing shingles in size, shape, dimension and pattern. Siding material must run from the foundation to the roof, unless existing pattern of house varies, in which case it must match pattern.

- b. Stucco Siding. (Colonial Revival/Craftsman): Stucco and stucco pattern must be retained and duplicated to identically match existing. The stucco should be sand textured, finished and colored to match existing, or to match other contributing structures of the same style in the District.

- (8) Fences/Walls: All existing picket and ornate wire fences, rock walls and front yard concrete walls shall be repaired and retained. Replacement or newly constructed fences or walls shall match those existing on the property, or shall match those of other contributing properties on that block. Introduction of new rock wall patterns or new types of rocks or veneers in walls, not already existing in the district, is prohibited. Mortar should also match existing in color, texture, joint width and profile. New fencing shall be of open design, shall be constructed of wood, ornate wire (does not include chain link) or wrought iron and shall be consistent with those existing in the district. Covered gateways are permitted. Side and rear yard fencing shall be of traditional construction and materials and shall be consistent with prevalent fencing in the district.

- (9) Decorative Trim/Mouldings/Gingerbread: All existing to be repaired and retained. Replacement must match existing in materials, size, shape, dimension, location and pattern. Addition—

of new trim, moulding, gingerbread, etc., on new construction must be located and continued in the existing pattern around the exterior of the structure so as to maintain consistency with the original style and design. Excessive or inappropriate use of gingerbread or other decorative materials is prohibited. Addition of new trim, moulding, gingerbread, etc. on areas where not previously existing is discouraged.

(10) Colors: For Victorians, traditional 3 or 4 color paintings patterns are encouraged. For Craftsman, traditional colors are encouraged.

(11) Garages: Style, roof pitch, proportions, and overall design of the garage (or carriage house, etc.), as well as building materials and architectural details shall be consistent with those of the era of the house. Exterior features of garages which are more modern or contemporary than the style of the house for which the garage is being built are discouraged. This includes features such as aluminum or roll up doors, aluminum frame windows, etc. This restriction applies only to features visible from a public right-of-way. Garages should be detached (may be attached by a breezeway) and set back behind the front facade of the house.

f) Interior Features: Only in cases where the owner desires to take advantage of the 1976 Tax Reform Act, the owner must retain original material, architectural features, hardware, original paint colors, plaster, wallpaper, etc., wherever possible. Repair and restore original materials wherever possible or replace with identical, replicated materials. Further information regarding consistency with interior remodels is available upon request.

C. Construction of New Structure or Redesign or Remodel of Non-Contributing Structure into a Contributing Style:

1. Entirely New Structure: Construction of a new structure must be built in the style and design of contributing structures in the district. Exact duplication is neither required or encouraged. Strict adherence to achieving consistency with a traditional, recognized architectural style and design of a contributing structure in the district is required. New Victorian, Colonial Revival and Craftsman style structures must accurately replicate the traditional style, design and integrity of those contributing structures in the district. All doubts or insufficiencies regarding an applicant's proposal regarding the consistency of a proposed new structure, style and design with that of a contributing structure in the district are to be resolved against the application by the deciding body.
2. Remodel Non-contributor into Contributing Style and Design: An owner who wishes to remodel a non-contributing structure into the style and design of a contributing structure in the district may do so. However, the same requirement of Section III, C.1. herein, must be adhered to by the applicant.
3. Standards for Review:
  - a) Intent and Purpose:

The intent and purpose of this section is to protect Los Gatos' historic heritage, neighborhoods, streetscapes, and districts. Great care and scrutiny is required to properly build or remodel a structure so that it becomes an asset to a historic district. Approvals for applications under this section shall be granted only where these guidelines have been met.
  - b) Acceptable Architectural Styles and Designs: In general, Victorian, Craftsman/Bungalow and Colonial Revival styles are the contributors to this historic district. An applicant must produce photographs, counts, and documentation of the location

of existing structures of that style in the district or reference materials indicating consistency with contributing styles in the district. All exterior elements subject to review shall be consistent with the proposed style.

4. New Construction/Remodeling into Contributing Style and Design - Construction Guidelines:

- a) Front yard setbacks: The prevalent front setback for existing houses is 15 feet. Front yard setbacks for new construction may be increased or decreased in accordance with the prevailing setback on the block. (Reference Section 29.40.050 and 29.40.055 of the Town Code these sections only apply to front yards, not side, rear or side yards abutting streets.) The front facade shall be parallel to the street.
- b) Heights and proportions:  
Heights and proportions of altered or new structures shall be consistent with those of contributing structures of the same style in the district. They should not be significantly taller, more massive, or in greatly different proportions from other contributing structures of the same style in the district.
- c) Required Building Materials: Use of natural construction materials (e.g. real wood siding, stucco, rock, brick, wood shingles, plaster) is required. Composite, synthetic, metal, vinyl, plastic or fabricated/imitation wood products, painted brick or imitation used brick are prohibited. Materials used shall be the same as those used in existing contributing buildings of the same style in the District (except that masonry or stone veneers on chimneys are acceptable). Upon a demonstration of hardship by the applicant, the decision making body may approve an acceptable alternative to the original building material if use of the original material is unfeasible due to

unreasonable cost and commercial availability, or health and safety considerations.

- d) Exterior Elements Subject to Review: To be reviewed are: all elements on the building's facades and roof, including but not limited to, doors, windows, glass, porches, posts, railings, stairways, cupolas, gables, bay windows, widows' walks, arbors, siding, chimneys, towers, turrets, trim, mouldings, corbels, plaster features, rock walls, picket fences, shingles, roof lines, eaves and overhangs, colors, gingerbread, shingle siding, tiles wrought iron and other decorative materials. Other exterior elements of a particular building may be protected as determined by the deciding body. Consistent with these requirements, further specifications regarding particular protected elements is provided as follows:

- (1) Doors: Doors should not be flush but of raised or flat panel design and painted, rather than stained. Screened doors shall be real wood framed of simple design unless patterns can be shown to fit the existing style. Glass or windows in doors shall meet all requirements immediately following.
- (2) Windows/Glass: New or replacement windows shall be wood sashed and, if mutins are appropriate, wood mutined. All elements of new or replacement windows shall be consistent with the traditional sizes and proportions of those in buildings of the same architectural style in the District (e.g. the long, narrow windows of Victorian architecture). Victorian style structures shall have windows constructed in the proportion and dimensions matching original Victorians. Vinyl, aluminum or other types of window frames are prohibited. All lites (panes of glass) shall be individual lites, not artificial or snap-in grids. Arched windows are discouraged in Victorian styles. Octagonal

windows are discouraged in Victorian and Craftsman/Bungalow styles.

- (3) Bay Windows: Size, shape, proportion, scale, materials, type of foundation or support, type of decorative elements, and style of new bay windows must replicate those in existing contributing structures of the same architectural style in the District. In general, bay windows are only appropriate to Victorian styles. Victorian style structures shall have windows constructed in the proportion and dimensions matching original Victorians.
- (4) Chimneys: Chimneys of Victorian, Colonial Revival or Craftsman/ Bungalow styles shall be of reinforced masonry or stone, or wood frame with brick or stone/rock veneer and be smaller at the top than at the bottom.
- (5) Porches: New porches must be of the same materials, relative size, shape, dimension, and having the same type of decorative elements as those of contributing structures of the same style in the district. New concrete or masonry porch floors and steps are prohibited on Victorian, Colonial Revival or Craftsman/Bungalow style houses.
- (6) Roof Lines, Gables, Eaves and Overhangs: For Victorian, Colonial Revival and Craftsman/Bungalow style structures, fire retardant wood shingles are the preferred material; fireproof composition materials are acceptable in dark colors and with a heavy profile, especially those which resemble wood.
- (7) Siding: Siding on Victorian or Craftsman/Bungalow style structures must match those of a contributing structure of the same style in the District in size, depth, width, material, pattern, cut or bevel, angle, slope, type, and width or depth of cut, if any.



- (a) Wood siding (Victorian/Craftsman/Colonial Revival): All wood siding material shall be real wood and not a composite or fabricated wood product. Shingles must also be of a size, shape, dimension, and pattern to be consistent with singles of one or more contributing building of the same style in the District. Siding materials must run from the foundation to the roof unless the applicant can cite other contributing houses of the same style in the District on which the siding pattern varies in the manner proposed.
- (b) Stucco Siding (Colonial Revival/ Craftsman): Stucco pattern, color, finish and texture should closely resemble that on other houses of the same style in the District.
- (8) Picket Fences/Rock Walls/Arbors: Picket fences/rock walls/arbors shall match or be very similar to those on a contributing building of the same style in the District. Excessive or inappropriate use of "gingerbread" or other decorative elements is prohibited. New fencing shall be of open design, shall be constructed of wood, ornate wire (does not include chain link) or wrought iron and shall be consistent with those existing in the district. Covered gateways are permitted. Side and rear yard fencing shall be traditional construction and materials and shall be consistent with prevalent fencing in the district.
- (9) Decorative Trim/Mouldings/Gingerbreads: Excessive or inappropriate use of gingerbread or other decorated elements is prohibited. Size, shape, dimension and location of these decorative materials shall be consistent with that on other contributing structures of same style and design in the district.

- (10) Colors: For Victorians, traditional 3 or 4 color paintings patterns are encouraged. For Craftsman, traditional colors are encouraged.
  - (11) Garages: Style, roof pitch, proportions, and overall design of the garage (or carriage house, etc.), as well as building materials and architectural details shall be consistent with those of the era of the house. Exterior features of garages which are more modern or contemporary than the style of the house for which the garage is being built are discouraged. This includes features such as aluminum or roll up doors, aluminum frame windows, etc. This restriction applies only to features visible from a public right-of-way. Garages should be detached (may be attached by a breezeway) and set back behind the front facade of the house.
- D. All structures (including accessory buildings) included in the district are regulated by this ordinance and subject to all of the provisions of Article VIII, Division 3 of the Town Code. However, the permit requirements of Section 29.80.260 of the Town Code only apply to work which is considered a material change. A material change is any exterior alteration for which a building permit is required and which will affect the protected exterior elements as defined in Section II, B.2.(e) herein. This does not include painting and ordinary maintenance which do not require a permit.

#### SECTION IV

This Ordinance takes effect 30 days after the date it is adopted. Within 15 days after this Ordinance is adopted, the Town Clerk shall cause it to be published once in a newspaper of general circulation published and circulated in the Town.

This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on October 5, 1992, and adopted by the following vote as an ordinance of the Town of Los Gatos at a meeting of the Town Council of the Town of Los Gatos on October 19, 1992.

#### COUNCIL MEMBERS:

AYES: Randy Attaway, Joanne Benjamin, Steven Blanton, Brent N. Ventura  
Mayor Eric D. Carlson

NAYS: None

ABSENT: None

ABSTAIN: None

SIGNED: /s/ Eric D. Carlson  
MAYOR OF THE TOWN OF LOS GATOS  
LOS GATOS, CALIFORNIA

#### ATTEST:

/s/ Marian V. Cosgrove  
CLERK OF THE TOWN OF LOS GATOS  
LOS GATOS, CALIFORNIA

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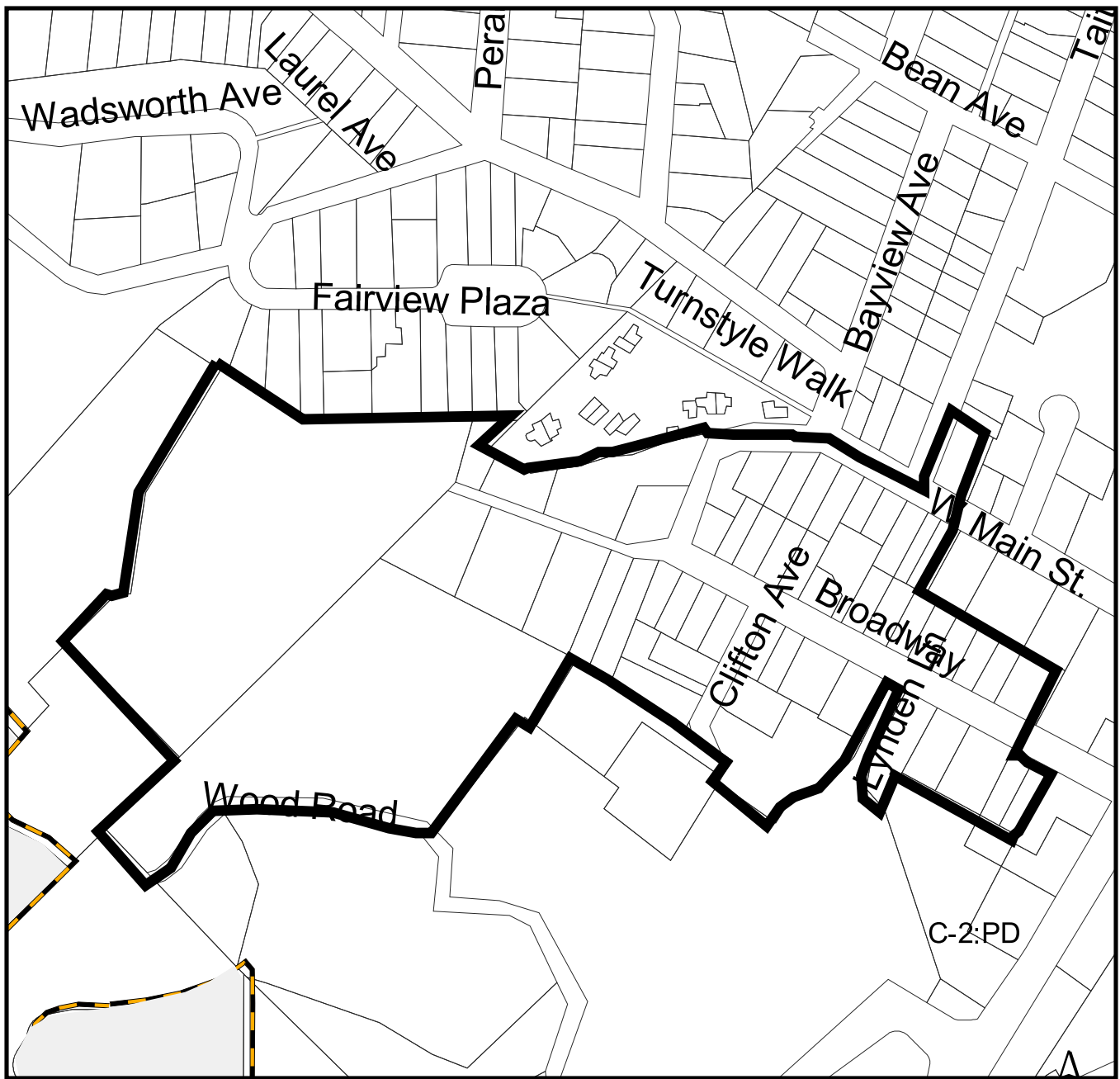


Exhibit A

# TOWN OF LOS GATOS

## Broadway Historic District Boundaries

As Established by Ordinance 1648 On April 8, 1985